

The accompanying map shows 3500 acres of land 18 miles west of Phoenix on the California Highway, soon to be paved from Phoenix to Los Angeles.

A large part of this land is now in alfalfa—good stand; but all this land is especially suited for cotton.

\$300.00 per acre on this high grade cotton land with other similar land in the Salt River Valley, today bringing from \$400.00 to \$600.00 per acre. Your conclusion, however, will be worth nothing to you unless you take advantage of these low prices AT ONCE. Positively no better lands, under good management, are producing a bale of cotton to the acre, which at present prices, pays for this land and leaves a large margin.

Less than a week from our purchase of this tract, over one thousand acres had been sold to men who are experts in the selection of cotton land and the raising of cotton.

This land is bordered on the north by the Litchfield property and by reading the Saturday Evening Post of January 10 you will be convinced of the owner's opinion of the merits of this soil and its chief crop.

Since 1914, there has been a steady decline in the amount of cotton produced in the world—the greatest decline in 1919. In the light of this fact, and the further fact that Pima cotton has uses that cannot be supplied by any other sort of cotton—can any sane person expect a decline in prices soon? Rather, increased prices may be expected.

NO JOHNSON GRASS. \$25.00 an acre will mature a crop of cotton on this land. With oceans of water, what do you estimate the net profit would be to a good husbandman?

MARK YOU, this land will pass the \$500.00 mark in less than two years—put this prediction in the sweat-band of your hat and show it to your wife.

If you are a judge of soil, let us show you this property, if not, get an expert to look for you.

Members National Real Estate Exchange, Maricopa Realty Board.

Reference—Any Bank in Phoenix.

Note Amount Sold on Map Since January 5th

JORDAN, GRACE & PHELPS LAND CO.

137 NORTH CENTRAL AVENUE PHONE 1278